

Abstract of the Disclosure

A method for automatically processing a loan application where a real property is used as collateral is disclosed. The method comprises steps of (a) inputting the loan application into a computer system, (b) providing the address of a collateral property to an automated valuation model (AVM) system, (c) receiving valuation data for the corresponding property from the AVM system; (d) determining a maximum allowable loan (LoanCap) by applying a pre-set lending policy to the valuation data and information provided in the loan application, and (e) comparing a requested loan amount in the loan application to the LoanCap, so that, when the requested loan amount is within the LoanCap, the loan application can be approved, wherein the steps (b) to (e) are automatically carried out in the computer system. The computer system for automatically processing the loan application is also disclosed.